

Message Text

CONFIDENTIAL

PAGE 01 BERLIN 01391 161544Z

43

ACTION A-01

INFO OCT-01 EUR-06 ISO-00 FBO-08 M-02 SS-20 SP-03 L-03

DRC-01 RSC-01 /046 W

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P 161502Z AUG 74

FM USMISSION BERLIN

TO SECSTATE WASHDC PRIORITY 3815

INFO AMEMBASSY BONN PRIORITY

C O N F I D E N T I A L BERLIN 1391

EO11652 GDS

TAGS ABLD, AFSP, PFOR, GE

SUBJ US ADMINISTRATIVE TEAM VISIT TO EAST BERLIN

REF: (A) BERLIN 1377, (B) BERLIN 1376, (C) STATE 178607

PLEASE PASS: A - JOHN M. THOMAS

1. AFTER LENGTHY ALL DAY SESSION AUGUST 15 LASTING
UNTIL MIDNIGHT, USDEL AND GDR AGREED ON FOLLOWING POINTS:

2. GDR STANDARD LEASE. USDEL WENT OVER GDR STANDARD LEASE
POINT-BY-POINT CLARIFYING CERTAIN AMBIGUITIES AND
ACHIEVING SOME SIGNIFICANT CONCESSIONS FROM GDR,
INCLUDING RIGHT TO ACCOMPLISH REPAIRS AND IMPROVEMENTS
OURSELVES IF WE SO DESIRE, THEREBY EXCLUDING EAST GERMANS
FROM SENSITIVE AREAS. IN COURSE OF DISCUSSION, USDEL
POINTED OUT INTER ALIA THAT DESIGNATION OF "EMBASSY OF THE
USA IN THE GDR" AS LESSEE WAS OFFENSIVE NOMENCLATURE.
EAST GERMANS AGREED TO CHANGE LESSEE TO READ "EMBASSY
OF THE USA IN BERLIN." HOWEVER, ON QUESTION OF TITLE OF
LESSOR SERVICES AGENCY FOR FOREIGN MISSIONS IN THE GDR"
(DIENSTLEISTUNGSAMT - DLA), FIRST REACTION OF EAST GERMANS
WAS THAT THEY SAW NO REASON TO MODIFY CITATION OF LESSOR
SINCE THAT WAS FORMAL NAME OF DLA AND WOULD IN ANY EVENT
APPEAR ON SEAL AFFIXED TO LEASE. (PRELIMINARY EXAMINATION OF
LEASES, JUST RECEIVED, SHOWED THAT EAST GERMANS DID NOT
CONFIDENTIAL

CONFIDENTIAL

PAGE 02 BERLIN 01391 161544Z

ACCURATELY DESCRIBE INSCRIPTION ON THEIR SEAL. WORDS "IN

THE" BETWEEN "DLA" AND "GDR" ARE OMITTED.) LATER IN SESSION, EAST GERMANS DECLINED OUTRIGHT TO MAKE CHANGE, SAYING THEY HAD NO LEGAL AUTHORITY TO MAKE SUCH ALTERNATION SINCE NAME EMBODIED IN STATUTE ESTABLISHING DLA. GDR PREPARING LEASES ON PROPERTIES LISTED IN LETTER OF INTENT (PARA 4, REF B), WHICH WILL BE TRANSLATED AND AIR POUCHED TO WASHINGTON FOR EXECUTION.

3. EXCHANGE OF PROPERTY PROPOSAL. USDEL HANDED LETTER (QUOTED PARA 8, REF A) TO GOERLITZ (CHAIRMAN GDR DEL) IN AFTERNOON SESSION. EAST GERMANS DID NOT RETURN TO SPECIFIC SUBJECT OF EXCHANGE, BUT IN REFERRING TO NOMENCLATURE ISSUE, GOERLITZ SAID GDR RECORDS INDICATED THAT DESIGNATION OF US EMBASSY HAD NOT BEEN AGREED TO AT POLITICAL LEVEL IN WASHINGTON. HE SAID THAT FOR PURPOSES OF OUR TALKS ON ADMINISTRATIVE MATTERS, HOWEVER, DLA COULD COMPLY WITH OUR WISHES.

4. PERMANENT CHANCELLERY (HAUS DES HANDWERKS). EAST GERMANS PROVIDED USDEL WITH RESULTS OF STRUCTURAL SURVEY. ARRANGEMENTS BEING MADE TO HAVE DATA TRANSLATED LOCALLY AND FORWARDED TO DEPARTMENT. AS EAST GERMANS PRESSED FOR URGENT DECISION, USDEL PROMISED EVERY EFFORT WOULD BE MADE TO COMPLETE REVIEW OF DATA PROVIDED IN ABOUT FOUR WEEKS. AS INDICATION OF URGENCY, EAST GERMANS SEVERAL TIMES INQUIRED WHETHER THEY COULD EVICT OCCUPANTS AND COMMENCE WORK. USDEL POINTED OUT DECISION WAS THEIRS, BUT WE COULD NOT GUARANTEE THAT BUILDING ACCEPTABLE UNTIL REVIEW OF STRUCTURAL STUDY COMPLETED.

5. TEMPORARY CHANCELLERY. LEASE ON 14 OFFICE SUITE IN SCHADOW STRASSE BUILDING BEING FORWARDED DEPARTMENT. COMMITMENT MADE BY USDEL TO INFORM GDR NO LATER THAN NOVEMBER 1 IF ADDITIONAL 14 OFFICE SUITE REQUIRED IMMEDIATELY ABOVE OR BELOW FIFTH FLOOR OFFICES.

6. TEMPORARY CHIEF OF MISSION RESIDENCE. TWO PROPERTIES INSPECTED BY USDEL DEFICIENT IN SEVERAL IMPORTANT RESPECTS INCLUDING SIZE, LAYOUT, AND REPRESENTATIONAL APPEARANCE. ONE PROPERTY IN NEW ESPLANADE DIPLOMATIC ENCLAVE, AT ANNUAL RENTAL OF DOLS 40,000, ABOUT TWICE AS LARGE IN TERMS OF ROOMS AND SPACE AS SECOND PROPERTY, OLDER NINE-ROOM HOUSE IN TRADITIONAL

CONFIDENTIAL

PAGE 03 BERLIN 01391 161544Z

RESIDENTIAL AREA AT ANNUAL RENTAL OF DOLS 19,000. USDEL ALSO EXPLORED POSSIBILITY OF HOTEL SUITE: HOWEVER, NO PRIVATE APARTMENT TYPE ARRANGEMENT WITH KITCHEN FACILITIES AVAILABLE. USDEL INQUIRED WHETHER DCM RESIDENCE (HEINRICH-MANN-STRASSE) COULD SERVE AS TEMPORARY CHIEF OF MISSION RESIDENCE WITH DCM USING TRADITIONAL 9-ROOM RESIDENCE AS TEMPORARY QUARTERS. GDR AGREEABLE TO THIS SOLUTION. COMMENT: USDEL BELIEVES THIS MAY BE BEST INTERIM SOLUTION. END COMMENT.

7. PROPOSED PERMANENT CHIEF OF MISSION RESIDENCE. USDEL INSPECTED NORDENDSTRASSE PROPERTY AND CONCLUDED THAT IT WAS BEST AVAILABLE AND WOULD MEET REPRESENTATION REQUIREMENTS OF AMBASSADOR AFTER RENOVATION AND REMODELING, TO BE ACCOMPLISHED BY GDR AT ITS EXPENSE. USDEL USED THIS OCCASION TO POINT OUT ONCE AGAIN THAT IT CONSIDERED RENTS FOR RESIDENCE PROPERTIES (APARTMENTS, SENIOR OFFICERS' RESIDENCES, DCM RESIDENCE, ETC.) AS "EXCESSIVE," AND THEN WENT ON TO DESCRIBE PREVIOUSLY-QUOTED RENT OF APPROXIMATELY DOLS 100,500 PER ANNUM FOR PROPOSED PERMANENT CHIEF OF MISSION RESIDENCE AS "EXORBITANT." AFTER USUAL STANDARD REPLY TO EFFECT THAT GDR HAD RIGHT TO DETERMINE RENTS WITHIN OWN COUNTRY, GDR DEL, AFTER MUCH HARD BARGAINING, PRESENTED COMPROMISE PROPOSAL. WHILE REMAINING ADAMANT ON RENTS FOR OTHER RESIDENTIAL PROPERTY, GDR DID MAKE OFFER WHICH WOULD RESULT IN SAVING OF APPROXIMATELY DOLS 24,000 PER YEAR ON CHIEF OF MISSION RESIDENCE. NEW ANNUAL RATE WOULD BE ABOUT DOLS 76,500. THIS WILL BE SUBJECT TO WRITTEN CONFIRMATION BY GDR. USDEL ASSURED GDR DEL THAT COMPROMISE PROPOSAL WOULD BE SUBMITTED FOR DEPARTMENT'S CONSIDERATION AND EARLY DECISION.

8. AFTER GDR RAISED QUESTION OF LONG-TERM LEASE, USDEL SUGGESTED GDR SUBMIT PROPOSAL FOR OPTION TO CONVERT LEASE TO LONG-TERM LEASEHOLD OF UP TO 90 YEARS, WITH RENT TO BE PREPAID AT APPROPRIATE DISCOUNT. GDR INDICATED INTEREST AND PROMISED REVIEW SUCH AN OPTION. KLEIN

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 16 AUG 1974
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: CollinP0
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1974BERLIN01391
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: GS
Errors: N/A
Film Number: D740226-0079
From: BERLIN
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1974/newtext/t19740843/aaaabkdo.tel
Line Count: 142
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION A
Original Classification: CONFIDENTIAL
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 3
Previous Channel Indicators:
Previous Classification: CONFIDENTIAL
Previous Handling Restrictions: n/a
Reference: (A) BERLIN 1377, (B) BERLIN 1376, (C,) STATE 178607
Review Action: RELEASED, APPROVED
Review Authority: CollinP0
Review Comment: n/a
Review Content Flags:
Review Date: 13 MAY 2002
Review Event:
Review Exemptions: n/a
Review History: RELEASED <13 MAY 2002 by garlanwa>; APPROVED <28 FEB 2003 by CollinP0>
Review Markings:

Declassified/Released
US Department of State
EO Systematic Review
30 JUN 2005

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: US ADMINISTRATIVE TEAM VISIT TO EAST BERLIN
TAGS: ABLD, AFSP, GC
To: STATE
Type: TE
Markings: Declassified/Released US Department of State EO Systematic Review 30 JUN 2005